

## LAND USE BULLETIN



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January 2009

*This bulletin provides an update on all pending land use actions ranging from opportunities for citizen involvement and appeal of proposed development projects, to the meeting calendar for land use and planning related activities.*

### APPLICATIONS IN PROCESS



**Planning Commission – is scheduled for Wednesday, January 21, 2009 at 7:00 pm in the City Council Chambers located at 833 S. Spruce Street.**

- \* Public hearing on a proposed 11 lot subdivision to implement the Plat of Quinn's Court, a mixed use project authorized by Ordinance 1631 located at **130 & 143 Sharon Avenue**. Applicants are Rick and Shelley Holt.
- \* Public hearing on a zoning code amendment to amend the definition of Kennel to increase the number of dogs to more than four, and to allow the keeping of up to 6 household pets, four of which may be dogs, along with current exceptions.
- \* Public hearing on a zoning code amendment to amend the standards to ensure performance and compliance with conditions by adding the use of an additional flexible tool, Development Agreements, as provided in RCW 36.70B.170.
- \* Public hearing to hear comments on a series of sign code amendments regarding purpose, definitions, electronic message centers, permanent use of temporary signs, larger signs for home occupations and general clean-up amendments.

### BOARD OF ADJUSTMENT—

- \* No agenda items, meeting is canceled for January.

### JANUARY 2009 MEETING CALENDAR

-  **CITY COUNCIL** — Thursday, January 22, 2009 at 7 pm
-  **PLANNING COMMISSION** - Wed., January 21, 2009 at 7 pm

**Meetings are held in the  
City Council Chambers at:  
833 S. SPRUCE STREET, BURLINGTON WA**

### CODE CHANGES & NEIGHBORHOOD PLANNING ISSUES

There are three public hearings on land use code changes scheduled in January, as described above. Take this opportunity to be heard and plan to attend the Planning Commission and make comments! Contact the Planning Department for copies of the proposals and GET INVOLVED! It is YOUR community!

# APPLICATIONS IN PROCESS WITH NO ACTION TAKEN

CONTACT THE PLANNING DEPARTMENT AT 755-9717 FOR MORE INFORMATION ON ANY PROJECT.

## \* NOTICE OF APPLICATION FOR ENVIRONMENTAL REVIEW AND REQUEST FOR COMMENTS BEFORE A THRESHOLD DETERMINATION OF SIGNIFICANCE OR NONSIGNIFICANCE IS PREPARED.

**Description of Proposal:** Environmental review of proposed 10 lot binding site plan and future development of a 14.93 acre site located in the General Commercial (C-1) with uses meeting the zoning district standards, such as office, retail, restaurant, mixed use and similar permitted uses with associated parking and landscaping. Applicant states that up to 40% of each lot could be developed with structures, for a potential total of approximately 227,155 square feet and 150- 200 employees, generating approximately 486 p.m. peak hour trips.

**Proponent:** Miles Schlosberg, I-5 Burlington LLC

**Location of Proposal:** Goldenrod Road about 300 feet north of Fisher Lane west of I-5

**Lead agency:** City of Burlington

**Background:** This project is located on a 14.93 acre site adjacent to the west City Limits, with a single family subdivision located to the west in the Urban Growth Area. Access is provided on Goldenrod Road, with I-5 frontage, and access is also possible from Andis Road to the northwest corner of the site. The applicant is proposing a phased plan to improve the site, install utilities and infrastructure as each area of the site is developed, and comply with the codes. This will include implementing an eagle management plan for an active nest site located just north of the property.

The proposed commercial buildings range from about 15,000 to 66,000 square feet in area. Excavation and fill is necessary for site development and to meet base flood elevations. The quantity of fill ranges from 83,000 cubic yards to 169,000 cubic yards. Traffic generation is estimated at 4,860 average trips per day for the site, and landscaping and parking stalls will be provided to meet the standards. The proposal is to use a stormwater treatment vault system instead of natural options such as bioswales on the site.

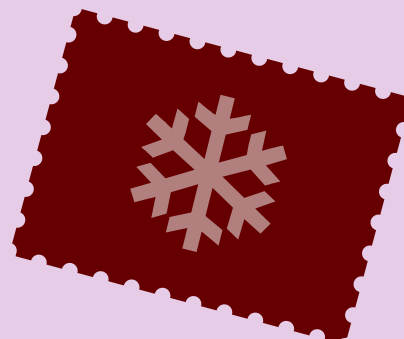
*The lead agency for this proposal has NOT yet made a threshold determination of whether or not the proposed project has a probable significant adverse impact on the environment. An environmental impact statement (EIS) may be required under RCW 43.21C.030(2)(c), or it may be possible to prepare a Mitigated Determination of Nonsignificance. If a Mitigated Determination of Nonsignificance is prepared, it would be subject to the following conditions, along with others you recommend in your comments:*

1. Comply with Title 14, surface water management standards for temporary construction and long term runoff quantity and quality.
2. Construct utility and access improvements as required by the City Engineer.
3. Comply with the eagle management plan as specified by Washington State Department of Fish and Wildlife
4. Provide access along the west property line from Andis Road to the south property line at a future date.
5. Measures shall be taken to prevent light and glare from affecting single family homes.
6. Other?

*Comments must be submitted by **January 23, 2009** on environmental concerns.*

## \* CITY OF BURLINGTON & DIKE DISTRICT #12 – Draft Environmental Impact Statement in preparation

**Description of proposal:** This is the first phase of environmental review. The project goal is to upgrade appropriate sections of the existing levees and construct new levees, or provide other measures as necessary to result in Certified Levees where appropriate to protect the City of Burlington's Urban Area. The purpose is to stabilize the base flood elevations for the long term future, ensuring predictable development standards, protect the public from the 100-year flood (which has a 1% probability of occurring in any year) initially, while planning for and implementing measures to provide incrementally greater protection as time goes by. A range of land use alternatives is presented, in order to maximize flexibility in the decision-making process and ensure adequate analysis of the impacts of each alternative.







## GAGES SLOUGH & SKAGIT RIVER CORRIDOR UPDATE



The implementation of the Gages Slough Management Plan continues as each successful wetland restoration project helps to clean up the storm water that Burlington generates before it gets to the Skagit River. With detailed engineering planning now underway for the Burlington Levee Certification project, the focus on water quality and finding ways to restore habitat is growing. No one needs a reminder of the importance of an excellent levee system to protect this community!

Remember, everybody has the chance to make a difference! Stop by the Planning Department and pick

up a copy of the Natural Yard Care flyer to see if there are some tips that will help take good care of the natural environment.

This spring, there are a couple of great projects coming together, including planting a demonstration Rain Garden and cleaning up a favorite spot for our local ducks to hang out.

Together, this great community is taking action from the smallest tree planting to making long term decisions about the best plan of action for living with the Skagit River. **What a great time to be involved!**



### HOW TO GET INVOLVED

*If you are interested in keeping up on events and issues in Burlington, please contact the Planning Department at 755-9717 or stop by the office at 833 South Spruce Street. If you have neighbors who are interested in what is happening, we will be happy to put them on our mailing list!*



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